

## COMMUNITY COMMERCIAL OVERLAY



City of Columbus • Department of Development • Planning Division



## INTRODUCTION

In 2002, Columbus City Council adopted the *High Street North of Morse Overlay*. This created specific development standards for any new development or redevelopment that fronts High Street between Morse Road and the city of Worthington corporate limits.

In 2003 it was recognized that the standards created for High Street were applicable to other corridors throughout the city. Therefore, the *High Street North of Morse Overlay* was renamed the *Community Commercial Overlay*. This will allow the overlay to be applied to other areas of the city.



*Existing conditions on High Road.*

## 3372.801 DEFINITIONS

**Building Frontage:** "Building frontage" means the side, or facade, of a building closest to and most nearly parallel to an abutting street.

**Building Frontage, Primary:** "Primary building frontage" means a building frontage that abuts a street listed as a primary street in the applicable Overlay Areas subsection of this chapter.

**Building Frontage, Secondary:** "Secondary building frontage" means a building frontage that abuts an alley or a street not listed as a primary street in the applicable Overlay Areas subsection of this chapter.

**Drive-Thru:** "Drive-thru" means a building or portion thereof that, by design, permits customers to receive goods or services while remaining in a motor vehicle.

**Setback:** "Setback" means the distance between a lot line or right-of-way line and a building, structure, defined outdoor area serving as the primary activity, parking lot, or vehicular circulation area.

## 3372.803 PURPOSE

The *Community Commercial Overlay* is established to apply additional and specific standards germane to the development pattern and community directions for certain commercial corridors. Such corridors are typically characterized by pedestrian-oriented and/or vehicular-oriented architecture, building setbacks ranging from twenty (20) to forty (40) feet, commercial uses and lot widths of at least fifty (50) feet. The overlay standards are intended to achieve the following objectives:

- ▼ Establish, reinforce and enhance the character and pedestrian-oriented development patterns of quasi-urban commercial corridors;
- ▼ Implement appropriate building and parking setback standards that accommodate redevelopment and establish continuity and consistency along the corridors; and
- ▼ Promote development that features landscaping, facade transparency, rear parking lots, user-friendly access, and appropriately scaled lighting and signage.

### 3372.802 OVERLAY AREAS

The boundaries of the *Community Commercial Overlay* areas are part of the Official Zoning Map and are described in separate sections beginning with C.C. 3372.850 and ending with

C.C. 3372.899. For the purposes and requirements of a *Community Commercial Overlay* area, the term "primary street" means: High Street.



These boundaries are correct as of December 2005. Please verify boundaries on <http://www.columbus.development.gov>



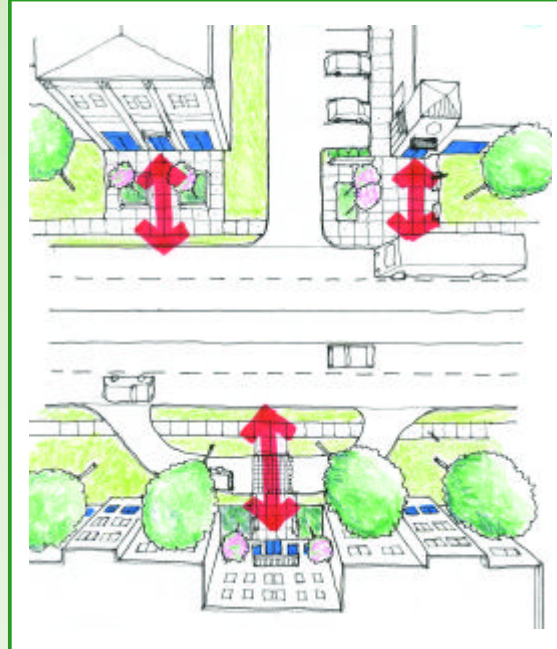
### 3372.807 APPLICABILITY AND EXTENT

- (A) Routine maintenance and in-kind replacement of materials are exempt from the provisions herein.
- (B) The placement or replacement, construction or reconstruction, of a building is subject to all the provisions herein.
- (C) The expansion of a building's gross floor area by more than fifty percent is subject to all the provisions herein.
- (D) The extension or expansion of a building towards a public street is subject to all the provisions herein.
- (E) The exterior alteration, enhancement, or reconfiguration of a building frontage, other than that listed above, is subject to all applicable provisions that the director determines can reasonably be met.
- (F) The construction or installation of a parking lot, graphic, exterior lighting, fence, or other accessory structure is subject to all the applicable provisions herein.



### 3372.809 SETBACK REQUIREMENTS

- (A) Along a primary street, the setback for a building or structure shall be twenty-five (25) feet, plus or minus two (2) feet; however, a maximum of  $\frac{1}{3}$  the overall width of such building or structure may be located up to five (5) feet in advance of and/or up to fifteen (15) feet beyond the twenty-five (25) foot line.
- (B) Along a street that is not a primary street, the setback for a building or structure shall be a minimum of ten (10) feet and a maximum of twenty-five (25) feet.
- (C) The setback for a building or structure from an interior lot line shall be a maximum of fifty (50) feet at the front building line.
- (D) The setback for a parking lot along a primary street shall be a minimum of twenty-five (25) feet and a minimum of five (5) feet along any other public way.



(E) The setback for any vehicular circulation area, such as a drop-off drive, along a primary street shall be a minimum of ten (10) feet.

(F) When the primary activity occurs predominantly outside of a structure, such as a car sales lot, miniature golf facility, or mulch sales, the setback for such activity shall be a minimum of twenty-five (25) feet along a primary street; and a minimum of ten (10) feet along any other public way or along a lot line that borders (disregarding alleyways) a residentially-zoned or used property. In lieu of the tree planting requirement of Section C.C.3372.807(A), such setback area shall be landscaped and planted with at least one shade tree and three evergreen shrubs per thirty (30) lineal feet, or fraction thereof.





### 3372.810 ACCESSIBILITY

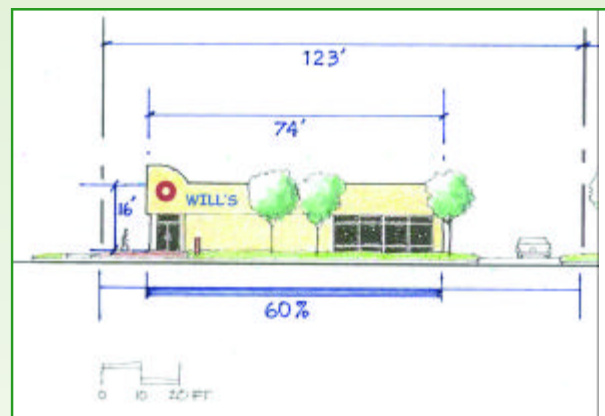
- (A) A minimum five (5) foot wide public sidewalk shall be provided along each street (excluding alleys) and extending the breadth of the lot and connecting to the sidewalks on adjacent properties, with the interior edge of a sidewalk along a primary street being located at least eight (8) feet from the curb.
- (B) A pedestrian walkway shall be provided from the public sidewalk to a primary entrance.
- (C) A primary building frontage shall incorporate a primary operable pedestrian entrance door that provides access to the users.
- (D) A pedestrian walkway shall be provided from a parking lot to a building entrance.
- (E) Additional curb cuts along a primary street will not be permitted unless the director of public service determines that a new curb cut is the only means available to provide vehicular access to the site and that the proposed curb cut location meets all city standards and requirements.



### 3372.806 DESIGN STANDARDS



- (A) A principal building shall be oriented to face and nearly parallel a primary street.
- (B) The width of a principal building(s), including any significant architectural appurtenances thereto, along a primary building frontage shall be a minimum of 60 percent of the lot width; except for a building serving a primary activity that occurs predominantly outside a structure.
- (C) The height of a building shall be a minimum of sixteen (16) feet above grade.



(D) A building frontage that exceeds a width of fifty (50) feet shall incorporate articulation and offset of the wall plane to inhibit a large expanse of blank wall and add interest to the facade.

(E) For a primary building frontage of a commercial use, a minimum of 40 percent of the area between the height of two (2) feet and ten (10) feet above grade shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least four (4) feet. For the secondary building frontage, the pattern of window glass shall continue from the primary building frontage a minimum distance of ten (10) feet.

(F) Any drive-thru pickup window or canopy shall be attached to the principal building and be located at the rear or side of the building.

(G) Any roof-mounted mechanical equipment shall be screened from public view to the height of the equipment. The design, colors and materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.

(H) Backlit awnings are not permitted.



### 3372.812 LANDSCAPING AND SCREENING

- (A) The front yard shall be planted with live vegetation and a shade tree(s), except for paved areas expressly designed for vehicular and pedestrian use. The number of shade trees required is determined by the rate of one tree per fifty (50) lineal feet, or fraction thereof, of frontage.
- (B) Screening shall be provided along a lot line that borders (disregarding alleyways) a residentially-zoned or used property. A screen, such as a fence or evergreen plants, shall maintain a minimum 75 percent opacity and permanently obstruct the view to a height of six (6) feet.
- (C) A parking lot or vehicular circulation area shall be screened from all abutting public streets with a decorative wall or fence (excluding chain link), or a continuous row of shrubs to a minimum height of three (3) foot high (two (2) feet at time of planting) and a maximum height of five (5) feet. Screening must be maintained to provide opacity of not less than 75 percent. Mounding may be used in conjunction with landscaping provided the slope is no greater than a 4:1 ratio. In general, the standards for parking lot screening in Section C.C.3342.17(c), applies.





(D) In addition to other landscaping requirements, shade trees shall be provided in and around a parking lot at a rate of one tree for every ten parking spaces, or fraction thereof. For parking lots of over forty spaces, at least half the trees shall be located within the interior of the parking lot. A minimum soil area of one-hundred (100) square feet shall be provided for each tree.

(E) At the time of planting, a new shade tree shall have a minimum two (2) inch caliper trunk and new shrubs for screening shall have a minimum height of two (2) feet. All plants and landscaped areas shall be maintained in a neat and healthy condition. Replacement plants must be planted no later than the next planting season; and shall also meet the size requirements herein.

(F) Any dumpster or ground-mounted mechanical equipment shall be located at the rear of the building and screened from public view to the height of the dumpster/equipment.





### 3372.814 LIGHTING

- (A) Exterior lighting shall be designed, located, constructed and maintained to minimize light and reflected light trespass and spill over off the subject property. Area lighting fixtures shall direct light downwardly, i.e. cut-off type fixtures.
- (B) The average horizontal illumination level on the ground shall not exceed two footcandles. The light level along a property line adjacent to a residentially-zoned or used property shall not exceed an average intensity of one-half footcandle.
- (C) The height of any source of exterior area lighting shall not exceed eighteen (18) feet above grade.



(D) For pedestrian, architectural, or period type fixtures, low light levels shall be used and the height of the fixture shall not exceed fourteen (14) feet above grade.

(E) Exterior building illumination shall be from concealed sources. Strobe or flashing lights are not permitted. Lighting fixtures shall not generate excessive light levels, cause glare, or direct light beyond the facades onto neighboring property, streets, or the night sky. The maximum illumination of any vertical surface or angular roof surface shall not exceed four footcandles.

(F) Security lighting shall be from full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.

(G) Lighting fixtures used to illuminate the area below a freestanding canopy shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy. However, indirect lighting may be used where a shielded source of light is beamed upward and then reflected down from the underside of the canopy.



### 3372.815 PARKING AND CIRCULATION

(A) A parking lot or stacking space is not permitted between the principal building and a public street right-of-way line.

(B) A parking lot shall be located at the rear of the principal building; however, up to half the number of parking spaces provided may be located at the side of the building.

(C) The development director may reduce the required number of off-street parking spaces by up to fifty percent after giving due consideration to the following factors:

- (1) Type of land use/development;
- (2) Hours of operation;
- (3) Pedestrian traffic and accessibility;
- (4) Availability of transit service;
- (5) Opportunities for shared parking;
- (6) Availability of on street parking;
- (7) Availability of other public parking;
- (8) Elimination of arterial curb cuts; and
- (9) Recommendation from the area commission.



(D) The development director may reduce the required number of loading spaces after giving due consideration to the following factors:

- (1) Frequency and time of deliveries;
- (2) Necessary size and nature of delivery vehicles;
- (3) Impact on adjoining streets or alleys; and
- (4) Neighborhood character.

### 3372.816 GRAPHICS

- (A) In addition to all other code provisions, any new graphic or sign, other than a like-kind replacement for maintenance reasons, is subject to all the provisions of this section.
- (B) The following types of signs are not permitted: projecting, roof-mounted, monopole, co-op, rotating, signs with flashing messages or bare bulbs, changeable copy signs, signs on backlit awnings, off-premise signs, billboards, and bench signs.
- (C) A graphic or sign for a commercial use shall comply with provisions, in particular the Table of Elements, as they pertain to a Commercial Planned Development District (CPD); i.e. using a mass factor of two to determine the allowable graphic area.
- (D) **Ground Sign.** Only one ground sign is permitted per development parcel; however it may include the names of all the major tenants of that parcel. Only a monument type ground sign is permitted. The sign base shall be integral to the overall sign design and compliment the design of the building and landscape. The setback for a ground sign shall be a minimum of fifteen (15) feet. The height of a ground sign shall not exceed six (6) feet above grade.





(E) **Wall Sign.** Multiple wall signs, including those for individual tenants, are permitted on the primary building frontage provided the aggregate graphic area does not exceed the allowable graphic area for its building frontage. Each tenant is permitted a wall sign of a size determined by the wall area corresponding to its individual frontage provided the aggregate graphic area of all individual tenant signs does not exceed the allowable graphic area for its corresponding building frontage. For a use fronting on more than one street, a wall sign with a maximum area of thirty (30) square feet is permitted on the secondary building frontage.



(F) The following signs are permitted in addition to the use's primary sign:

(1) Drive-thru menu board(s) with a total graphic area not to exceed twenty (20) square feet;

(2) Temporary window signs with a total graphic area not to exceed ten (10) square feet provided they are not displayed for more than twenty consecutive days and no more than five times within a period of a year; and

(3) Signs associated with identifying the sale of gasoline with a graphic area not to exceed five (5) square feet.

(G) When indirectly lighting a ground sign, the light source shall be screened from motorist view.







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